

**BUSINESS LIFE BEGINS  
& CONTINUES TO  
FLOURISH AT...**

**40**

Torphichen Street  
Edinburgh EH3 8JB



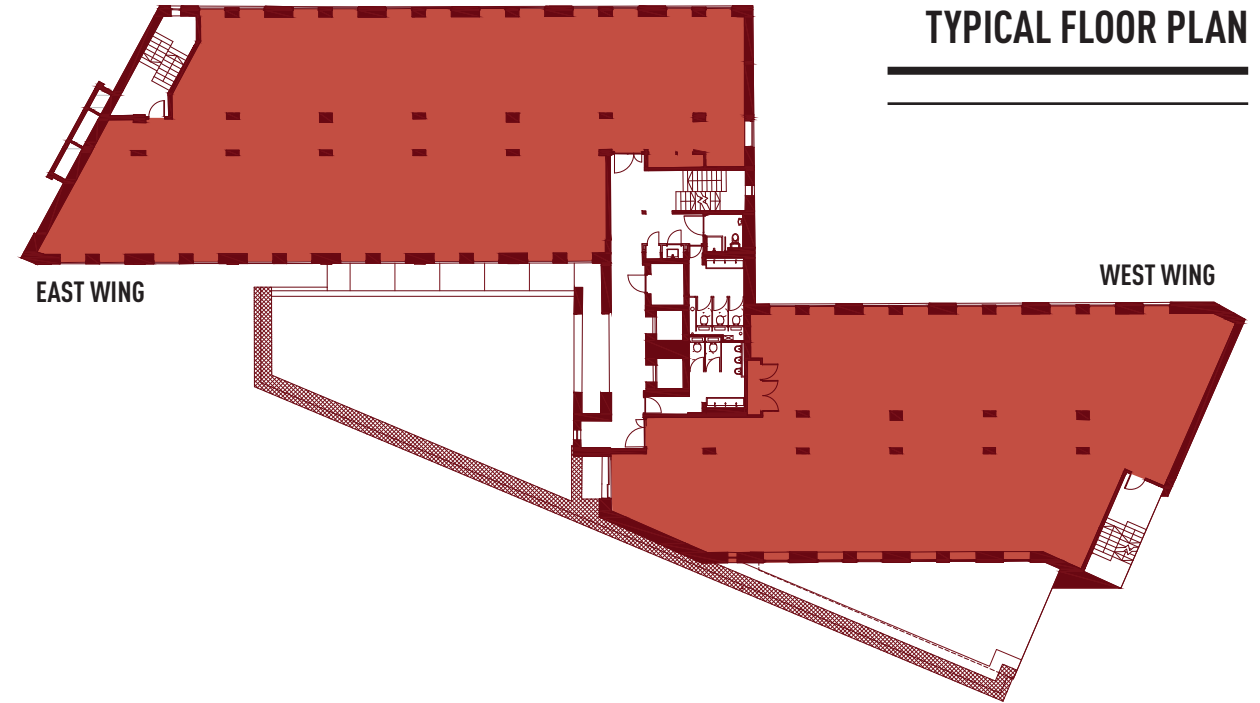
# 70% NOW LET!

## WOULD YOU LIKE TO BE PART OF THE SUCCESS STORY?

40 Torphichen Street boasts modern, comprehensively refurbished office space over ground and six upper floors.

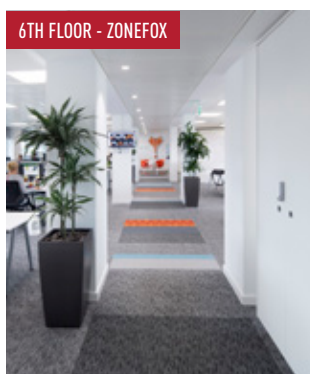
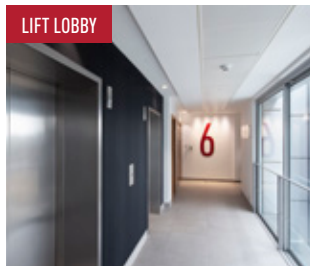
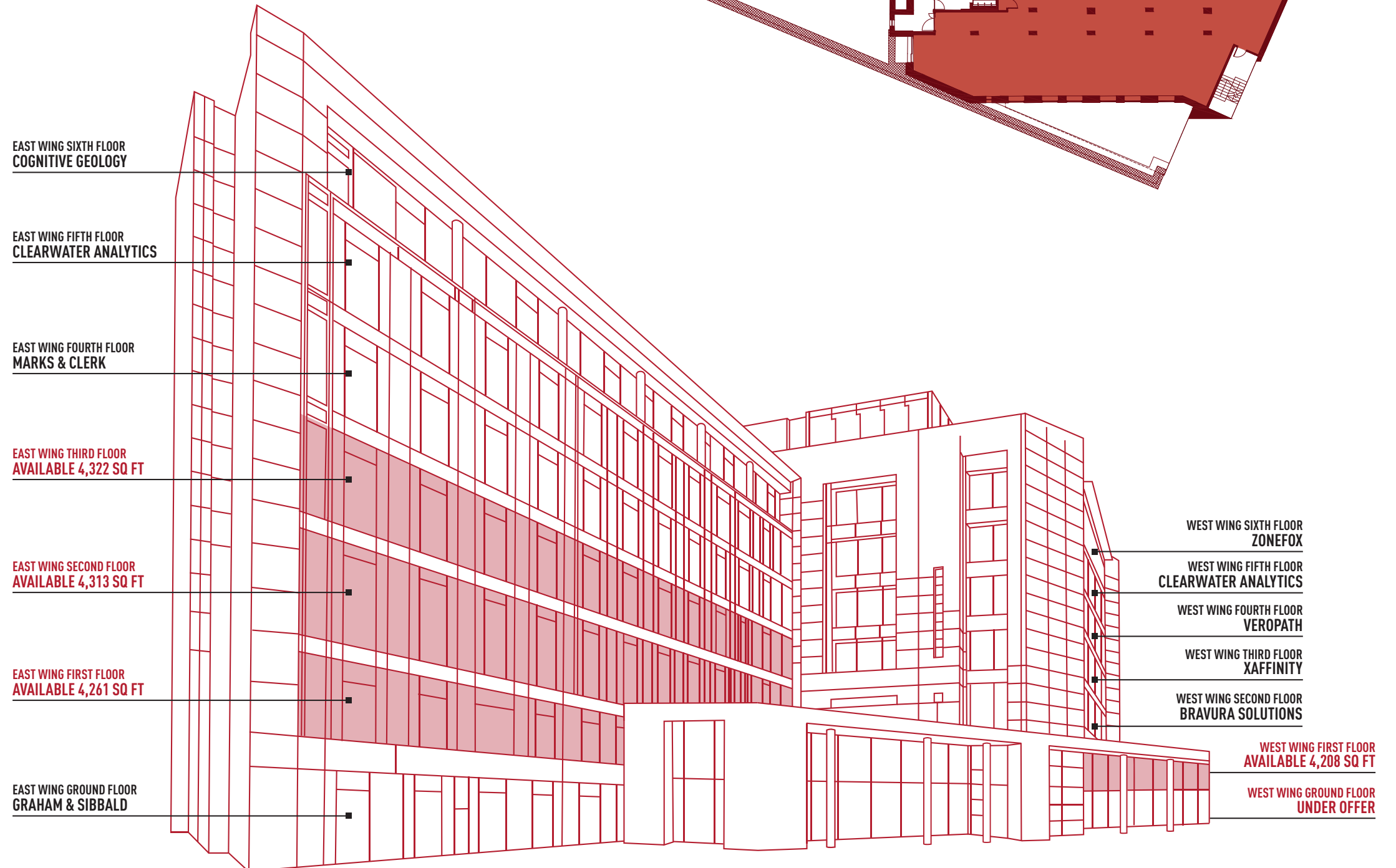
The bright, modern double height reception coupled with its glass curtain walling offers staff and visitors an impressive arrival experience with upper floors benefiting from excellent natural daylight and significant views of Edinburgh and beyond.

The building offers an array of space to suit occupiers of all sizes. This is highlighted by the recent lettings to occupiers including ZoneFox, Marks & Clerk, Bravura Solutions, Graham + Sibbald, Cognitive Geology, Clearwater Analytics, Xaffinity and Veropath

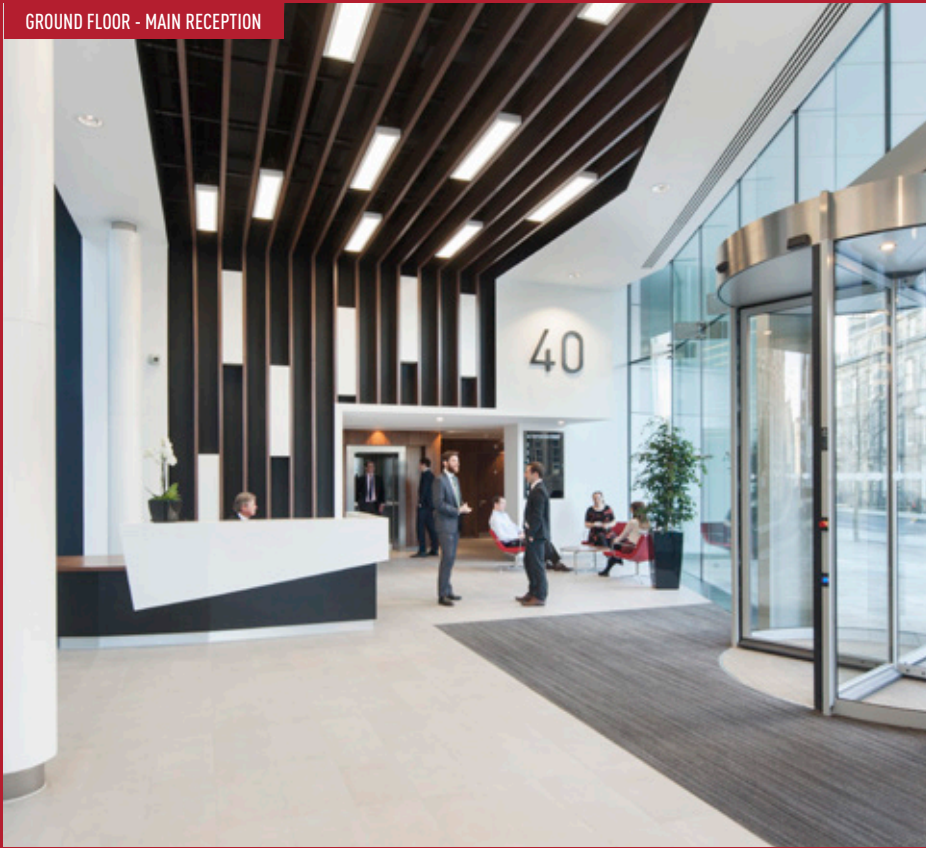


**TYPICAL FLOOR PLAN**

FLOOR	EAST WING	WEST WING	TOTAL AREA
Sixth	LET	LET	-
Fifth	LET	LET	-
Fourth	LET	LET	-
Third	4,322 sq ft	LET	4,322 sq ft
Second	4,313 sq ft	LET	4,313 sq ft
First	4,261 sq ft	4,208 sq ft	8,469 sq ft
Ground	LET	UNDER OFFER	-
<b>Building Total</b>			<b>17,104 sq ft</b>



GROUND FLOOR - MAIN RECEPTION



GROUND FLOOR - GRAHAM & SIBBALD



GROUND FLOOR - GRAHAM & SIBBALD



## CONTACT

For further information or to arrange a viewing, please contact the agents.



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